TABLE NO.-01											
BUILDINGS AREAS CALCULATIONS											
1	2	3	4	5	6	7	8	9	10	11
TOWER NAME	FLOORS	NO. OF TYPICAL FLOORS	FAR AREA OF FLOOR	TOTAL FAR AREA OF ONE FLOOR (SQ.M.)	TOTAL FAR AREA OF 1 TOWER	GROUND COVERAGE OF 1 UNIT /TOWER	NON FAR AREA	NON FAR AREA OF 1 TOWER (3 X 11)	BUILT UP AREA OF FLOOR	BUILTUP AREA OF 1 TOWER (2X13)
CLUB	GROUND FLOOR		4666.100	4666.100	8088.333		3385.966	3385.966	8052.066	8052.066
	1st FLOOR		3422.233	3422.233			217.553	217.553	3639.786	3639.786
West Tower (SERVICE APARTMENT)	1st FLOOR	1	1559.852	1559.852	72506.550	8052.066	59.953	59.953	1619.804	1619.804
	2nd TO 4th, 6th to 8th, 10th, 14th to 16th, 18th,19th & 21th to 27th and 29th & 33rd FLOOR	17	1950.941	33165.997			59.953	1019.201	2010.894	34185.198
	5th, 9th & 13th (REFUGE FLOOR)	3	1874.768	5624.304			165.133	495.399	2039.900	6119.7
	21st Floor(Service Floor)	1	-	-			2402.052	2402.052	2402.052	2402.052
	22nd Floor	1	1948.152	1948.152			59.953	59.953	2008.104	2008.104
	23rd Floor	1	1847.467	1847.467			59.953	59.953	1907.419	1907.419
	17th,20th,24th and 28th Floor (REFUGE FLOOR)	4	1873.635	7494.540			165.133	660.532	2038.768	8155.072
	11th & 30th Floor	2	1947.781	3895.562			59.952	119.904	2007.733	4015.466
	12th & 31st Floor	2	1859.366	3719.932			78.935	157.870	1938.901	3877.802
	34th ,36th and 38th floor	3	1950.864	5852.592			59.952	179.856	2010.816	6032.448
	32nd and 35th floor (REFUGE FLOOR)	2	1873.046	3746.092			165.770	331.540	2038.816	4077.632
	37th floor	1	1519.410	1519.410			496.527	496.527	2015.937	2015.937
	39th Floor	1	1180.909	1180.909			87.052	87.052	1267.961	1267.961
	40th Floor	1	951.741	951.741			97.423	97.423	1049.164	1049.164
	MUMTY/MACHINE ROOM						355.710	355.710	355.710	355.710
East Tower (SERVICE APARTMENT)	SERVICE FLOOR	1	-	-	70357.356		2590.846	2590.846	2590.846	2590.846
	2nd,3rd & 5th to 7th, 9th & 13th to 15th FLOOR	9	1977.907	17801.163			66.280	596.520	2044.187	18397.683
	4th, 8th, 12th, 16th &19th FLOOR (REFUGE FLOOR)	5	1998.907	9994.535			172.370	861.850	2171.277	10856.385
	10th Floor	1	1973.026	1973.026			66.280	66.280	2039.306	2039.306
	11th Floor	1	1768.685	1768.685			104.245	104.245	1872.930	1872.93
	17th ,18th, 24th to 26th and 28th to 30th Floor	8	1984.987	15879.896			66.280	530.240	2051.267	16410.136
	23rd and 27th floor (REFUGE FLOOR)	2	2000.582	4001.164			172.370	344.740	2172.952	4345.904
	20th Floor (Service Floor)	1	-	-			2457.045	2457.045	2458.466	2458.466
	21st and 32nd Floor	2	1972.486	3944.972			66.280	132.560	2038.766	4077.532
	22nd and 33rd Floor	2	1768.745	3537.490			104.245	208.490	1872.990	3745.98
	31st & 34th FLOOR (REFUGE FLOOR)	2	1998.907	3997.814			172.370	344.740	2171.277	4342.554
	35th & 37th Floor	2	1977.907	3955.814			66.280	132.560	2044.187	4088.374
	36th Floor	1	1513.684	1513.684			534.500	534.500	2048.184	2048.184
	38th Floor (REFUGE FLOOR)	1	1117.702	1117.702			66.280	66.280	1183.982	1183.982
	39th Floor	1	871.411	871.411			104.245	104.245	975.657	975.657
	MUMTY/MACHINE ROOM						355.710	355.710	355.710	355.710
	Basement-1	1	1027.240	1027.240	1027.240	-	17196.728	17196.728	17196.728	17196.728
	Basement-2	1	-	-	-	-	17823.454	17823.454	17823.454	17823.454
	Basement-3	1	-	-	-	-	17897.830	17897.830	17897.830	17897.830
	Basement-4	1	-	-	-	-	17897.830	17897.830	17897.830	17897.830
	GUARD ROOM	3	18.798	18.798	18.798	27.856	9.058	27.174	27.856	83.568
	HT METER ROOM & ISOLATER PANEL	1	-	-	-	41.712	41.712	41.712	41.712	41.712
	SURFACE STAIRCASE AREA	1	-	-	-	149.132	149.132	149.132	149.132	149.132
	TOTAL				151998.277	8270.766		90651.155		241661.204

TABLE NO.-02			
AREA STATEMENT			
AREA OF LAND AS MENTIONED IN ZONING			24.4775 acres
			99,057.783 sqm.
AREA OF LAND FOR FAR AND GROUND COVERAGE CALCULATIONS (As per Zoning Sheet)			24.4775 acres
			99,057.783 sqm.
Permissible FAR under TOD @ 350	(E)=		3,46,702.239 sqm.
Permissible FAR for IGBC PLATINUM @ 15 (IGBC Reg. No.GH240435)			14853.425 sqm.
TOTAL PERMISSIBLE FAR @ 362	(M)=		3,57,251.767 sqm.
FAR CONSUMED (OC Granted of Building 1, TOWER- A, TOWER B and Building-C3) (REFER TABLE NO. -08)	(A) =		1,00,476.583 sqm.
PROPOSED FAR (East Tower, West Tower and Club) (REFER TABLE NO. -01)	(B) =		1,51,998.277 sqm.
TOTAL FAR			2,52,474.860 sqm.
BALANCE FAR	(C) =	(M - A + B)	1,04,777.007 sqm.
PERMISSIBLE GROUND COVERAGE @ 60%			59,434.670 sqm.
GROUND COVERAGE CONSUMED (OC Granted in Building 1, TOWER- A, TOWER B AND Building-C3) (REFER TABLE NO. -08)		=	17,780.686 sqm.
PROPOSED Ground Coverage(East Tower, West Tower and Club) (REFER TABLE NO. -01)		=	8,270.766 sqm.
TOTAL GROUND COVERAGE		=	26,051.452 sqm.
BALANCE GROUND COVERAGE			33,383.218 sqm.
REQUIRED ECS (East Tower, West Tower and Club)	SERVICE APPARTMENT = REQUIRED 1 ECS @ 75 SQM. ON FAR (142863.906 SQM)		1,905 ECS
	CLUB= REQUIRED 1 ECS @ 50 SQM. ON CARPET AREA (3430.103 SQM.) (REFER TABLE NO. -03)		69 ECS
		TOTAL	1,973 ECS

TABLE NO.-03	
CLUB-CARPET AREA	
Ground Floor	1667.599 SQM.
1st Floor	1762.504 SQM.
TOTAL	3430.103 SQM.

TABLE NO.- 04						
OVERALL FAR ,GROUND COVERAGE & ECS DETAILS						
PARTICULARS	FAR	GROUND COVERAGE			ECS	
		AREA	%AGE		REQUIRED	PROVIDED
PERMISSIBLE	3,63,560.906	59,434.670		60.00%		
OC Granted in (Building 1, TOWER- A, TOWER B AND Building-C3) (REFER TABLE NO. -08)	1,00,476.583	17,780.686		17.95%	2,010	2011
PROPOSED (East Tower, West Tower and CLUB) (REFER TABLE NO. -01)	1,51,998.277	8,270.766		8.35%	1,973	2005
TOTAL	2,52,474.860	26,051.452		26.30%		
BALANCE	1,09,086.046	33,383.218		33.70%	NA	NA
			TOTAL		3,984	4,016

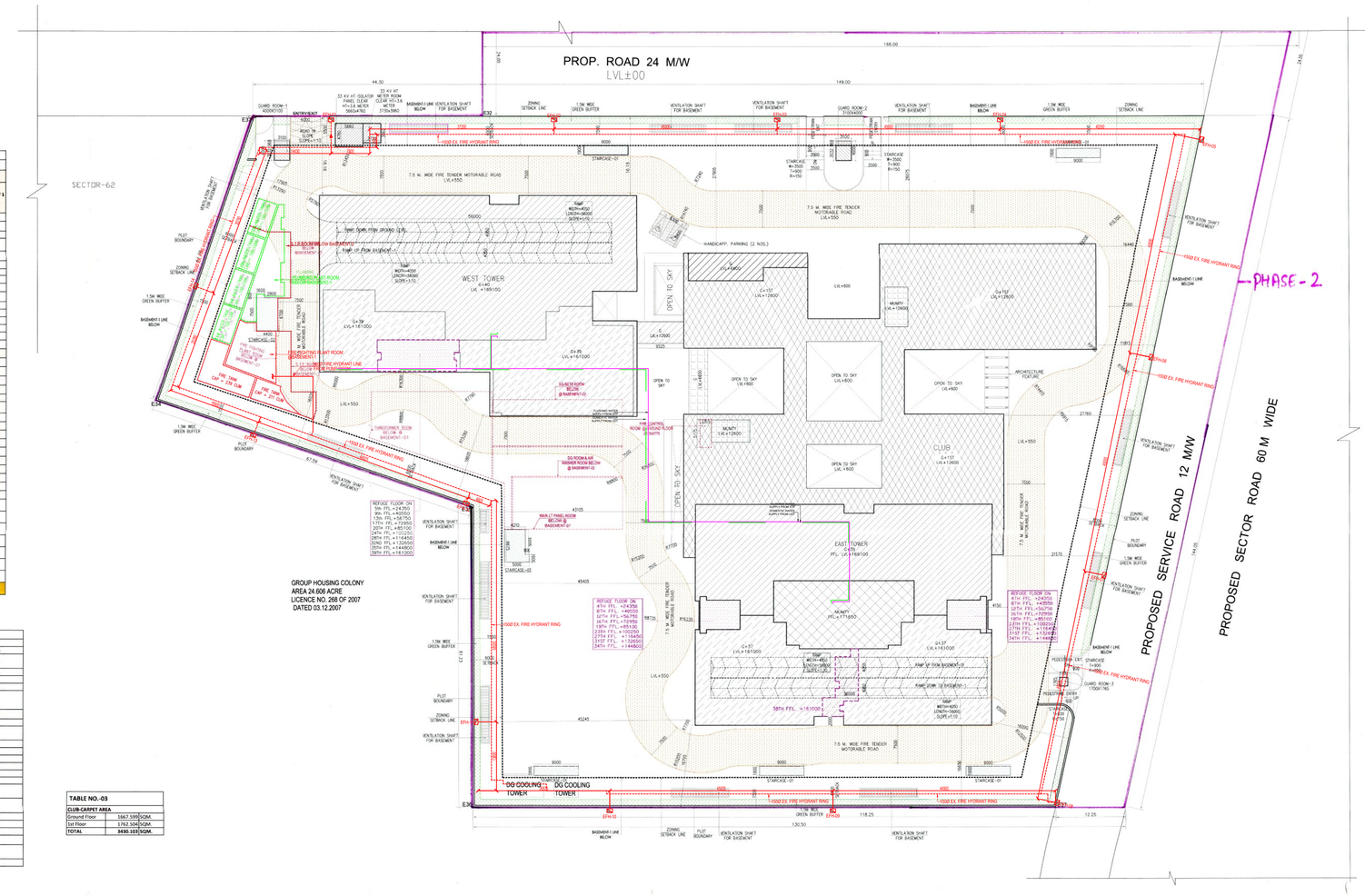
TABLE NO.-05		
OC GRANTED BUILDINGS PARKING DETAILS		
BUILDING	SURFACE PARKING	BASEMENT PARKING
BUILDING (A & B)	347.50	510.50
BUILDING 1	58.00	234.00
BUILDING (A & B)	109.00	752.00
TOTAL	514.50	1496.50
GRAND TOTAL	(514.50 + 1496.50)	2011

TABLE NO.-06												
E C S C A L C U L A T I O N OF EAST TOWER, WEST TOWER & CLUB												
BLOCK	FLOOR PLAN	MBUP	AREA(sq)	SERVICE AREA (A-B-C)	PARKING AREA(S)	PARKING (capacity	PROPOSED ECS					ACTUAL PARKING PROVIDED
							SINGLE	DOUBLE STACK				
PROPOSED AREA (East Tower, West Tower and CLUB)	BASEMENT 1		17196.728		4494.995	12701.733	766	5	38663+268	=	1242	
	BASEMENT 2		17823.454		4596.665	13226.789	858	8	39382+422	=	1630	
	BASEMENT 3		17897.830		3556.645	14341.185	900	8	39862+658	=	1840	
	BASEMENT 4		17897.830		3566.685	14331.145	454	335		=	1335	
SURFACE (DEMARKED PARKING)											0	
	TOTAL		70815.842		16214.92	54600.852	3018				2985	

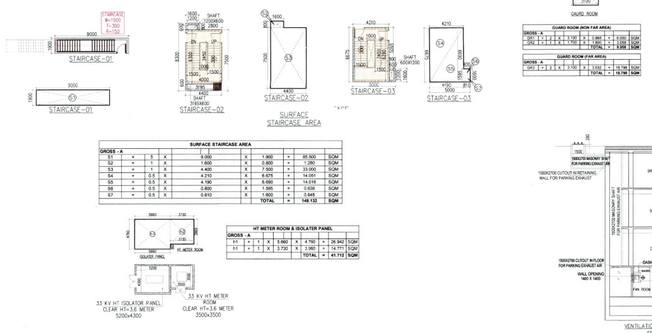
TABLE NO.-07			
REFUGE AREA DETAIL OF EAST TOWER & WEST TOWER			
TYPES	FLOORS	REQUIRED AREA	PROPOSED AREA
EAST TOWER	4TH,8TH,12TH, 16TH & 19TH FLOOR	98.108	101.850 SQM.
	18TH FLOOR	56.041	57.048 SQM.
	23RD & 27TH FLOOR	98.120	101.850 SQM.
	31ST & 34TH FLOOR	96.151	101.850 SQM.
WEST TOWER	5TH,9TH & 13TH FLOOR	94.423	101.630 SQM.
	17TH 20TH ,24TH & 28TH FLOOR	96.436	101.630 SQM.
	33RD & 37TH FLOOR	94.429	102.183 SQM.
	38TH FLOOR	59.305	58.555 SQM.

TABLE NO.-08						
OC GRANTED BUILDINGS AREA DETAILS						
	Office-Tower-A					
		FAR	Ground Coverage	Total Non FAR	Total project area	OC GRANTED VIDE MEMO NO. ZP-338-B/SD/2016/12161 DATED 30/08/2016
A	Wing A1	13850.754	1896.302	137.579	37100.652	
	Wing A2	10348.981	1746.073	145.458		
	Basement-1			6308.94		
	Basement-2			6308.94		
	Office-Tower-B					
		FAR	Ground Coverage	Total Non FAR	Total project area	
B	Wing B1	9366.201	1562.152	131.462	29557.842	
	Wing B2	9195.838	1163.742	131.975		
	Basement-1			5366.183		
	Basement-2			5366.183		
	Building-1					
		FAR	Ground Coverage	Total Non FAR	Total project area	OC GRANTED VIDE MEMO NO. ZP-118-B/SD/2012/ 12/07/2012 DATED 13/07/2012
C	Basement-1	14922.87	2601.08	243.255	26148.175	
	Basement-1			3550.63		
	Basement-2			3715.71		
	Basement-3			3715.71		
	Building-C3					
		FAR	Ground Coverage	Total Non FAR	Total project area	OC GRANTED VIDE MEMO NO. ZP-1188/CMC/2016/ 27/10/2016
D	Block-C3	42791.939	9011.337	546.259	89390.221	
	1st Basement			12345.043		
	2nd Basement			12207.5		
	3rd Basement			10749.74		
	4th Basement			10749.74		
	Grand Total (A+B+C+D)	100476.583	17780.686	46598.282	182196.89	

TABLE NO.-09			
GROUND COVERAGE STATEMENT			
PERMISSIBLE GROUND COVERAGE AS PER ZONING @ 40%	=	99,623.113 sqm.	40%
OC Granted in Building 1, TOWER- A, TOWER B AND Building-C3 GROUND COVERAGE	=	17,780.686 sqm.	17.950%
PERMISSIBLE GROUND COVERAGE AS PER IGBC @ 60%	=	59,434.670 sqm.	60%
PROPOSED GROUND COVERAGE (East Tower, West Tower and Club)	=	8,641.693 sqm.	8.682%
TOTAL (OC GRANTED + PROPOSED) GROUND COVERAGE (17780.686+8641.693)	=	26,422.379 sqm.	26.632%
BALANCE GROUND COVERAGE (59434.670-26422.379	=	33,012.291 sqm.	33.318%



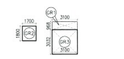
LEGEND FOR FIRE FIGHTING
FIRE HYDRANT LINE
EXTERNAL FIRE HYDRANT

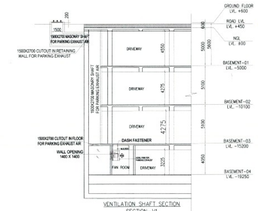


SURFACE STAIRCASE AREA									
GROSS - A									
S1	=	5	X	3.000	X	1.900	=	28.500	SQM
S2	=	1	X	1.800	X	0.800	=	1.280	SQM
S3	=	1	X	4.400	X	7.600	=	33.440	SQM
S4	=	0.5	X	2.800	X	1.595	=	2.233	SQM
S5	=	0.5	X	4.180	X	6.080	=	14.218	SQM
S6	=	0.5	X	2.800	X	1.595	=	2.233	SQM
S7	=	0.5	X	0.850	X	1.600	=	0.680	SQM
					TOTAL		=	148.132	SQM

HT METER ROOM & ISOLATER PANEL									
GROSS - A									
H1	=	1	X	5.960	X	4.760	=	28.362	SQM
H2	=	1	X	3.710	X	3.960	=	14.691	SQM
					TOTAL		=	43.712	SQM

GUARD ROOM (NEW FAR AREA)									
GROSS - A									
GR1	=	1	X	3.960	X	1.960	=	7.760	SQM
GR2	=	1	X	3.960	X	1.960	=	7.760	SQM
					TOTAL		=	15.520	SQM
GUARD ROOM (FAR AREA)									
GROSS - A									
GR3	=	1	X	3.960	X	2.960	=	11.722	SQM
					TOTAL		=	11.722	SQM





Note :-

1. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVANT IS CODES FOR EARTH QUAKE RESISTANCE.
2. THE BASEMENT ROOF IS DESIGNED FOR THE SOIL FILL AND 60 TON FIRE TENDER LOAD.
3. BUILDING ARE ARTIFICIALLY LIGHTED,MECHANICALLY VENTILATED & HAVE 100% POWER BACKUP.

PROJECT

REVISED BUILDING PLANS OF COMMERCIAL COLONY(TOD) MEASURING 17.4875 ACRES (LICENCE NO. 240 OF 2007 DATED 25.10.2007) AND 6.99025 ACRES (LICENCE NO. 239 OF 2007 DATED 25.10.2007, LICENCE NO. 241 OF 2007 DATED 25.10.2007 & LICENCE NO. 199 OF 2008 DATED 8.12.2008) TOTALLING **24.4775 ACRES** IN SECTOR-62, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY PIONEER URBAN LAND & INFRASTRUCTURE LTD.

CLIENT

PIONEER URBAN LAND & INFRASTRUCTURE LTD.

Pioneer Urban
Ground Floor
Near GOLF Course Extension Road,
Sector-62,
Gurugram -122001 Haryana

DESIGN ARCHITECT

RSP
RSP Design consultants (India) Pvt. Ltd.
103, First Floor, Bestech Business Tower, Sector: 48, Sohna Road Gurgaon, 122018, India TEL: 4706868 FAX: 4706818
HEAD OFFICE:NO.30, MILSEUM ROAD, BANGALORE-560 001
TEL: 25596868 FAX: 25596818
EMAIL: rsp@rspindia.net , www.rspindia.net

ASSOCIATE ARCHITECT

RSMS ARCHITECTS
RSMS ARCHITECTS PVT. LTD.
69,Nora Niwas Bhawani Kunj
(Behind D2), Vasant Kunj,
New Delhi-110070.
Tel.: 011-26898616,26898617
www.rsms-arch.com

DTP(HQ) ATP(HQ)

SANCTIONED
TO BE READ WITH THIS OFFICE
MEMO NO.:
DATED :

Objected and found ok for Public Health (External) Service only subject to corrections in Re-Commending letter No. Z(Ulb)2 dt 23/7/24

Superintending Engineer (HQ)
Chief Engineer (HQ)
HSVP, Panchkula

ARCHITECT'S SEAL & SIGNATURE

OWNER'S SEAL & SIGNATURE

JUNE.-2024 | Scale : 1:300

Drawing Title:- SITE PLAN EXTERNAL FIRE LAYOUT

Drawing No:- ST-01 FE-01 28082024-5